

PROPERTY INFORMATION

1

- Property Summary
- Property Highlights
- Available Spaces
- Aerial | Site
- North & South Views
- Site Plan
- Property Plat | D1D
- Property Plat - D1
- Aerial | New Hampstead
- Aerial | Master-Planned Communities

LOCATION INFORMATION

2

- Aerial | I-16
- Aerial | I-16 & I-95
- Aerial | Savannah MSA
- Locational Maps

DEMOGRAPHICS

- Demographics Map & Report

ADVISOR BIO & CONTACT

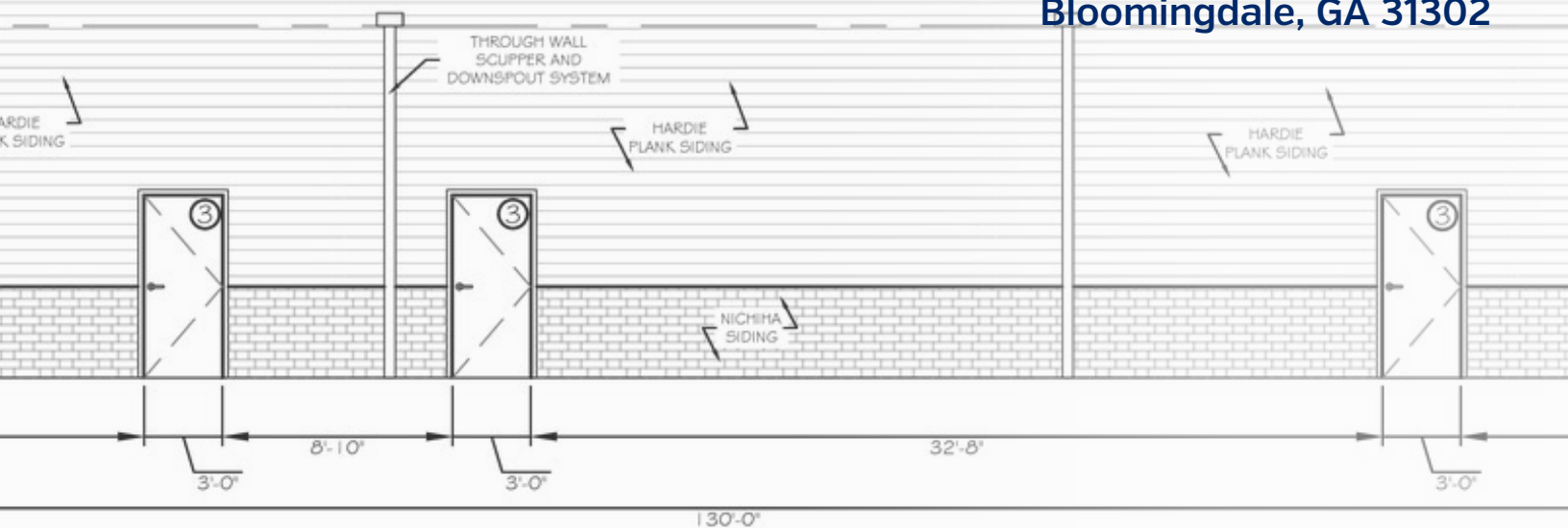
4

- Advisor Bio & Contact

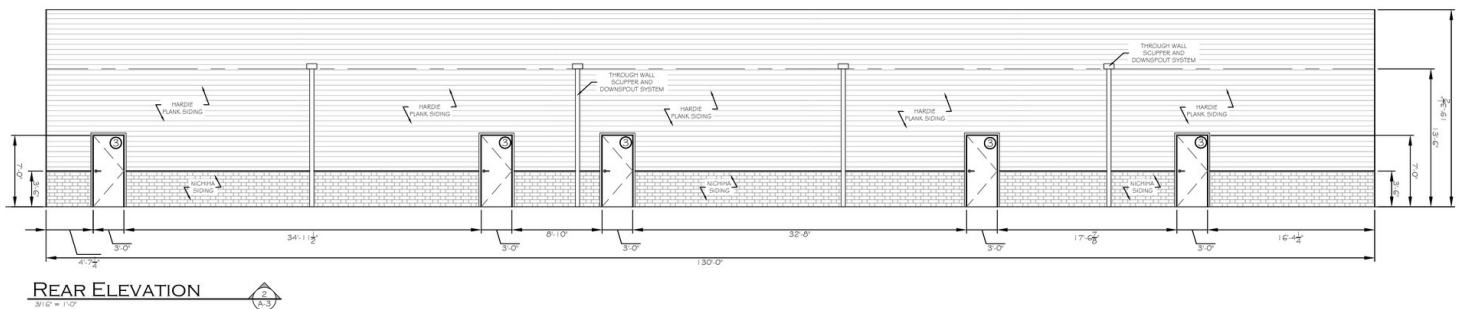
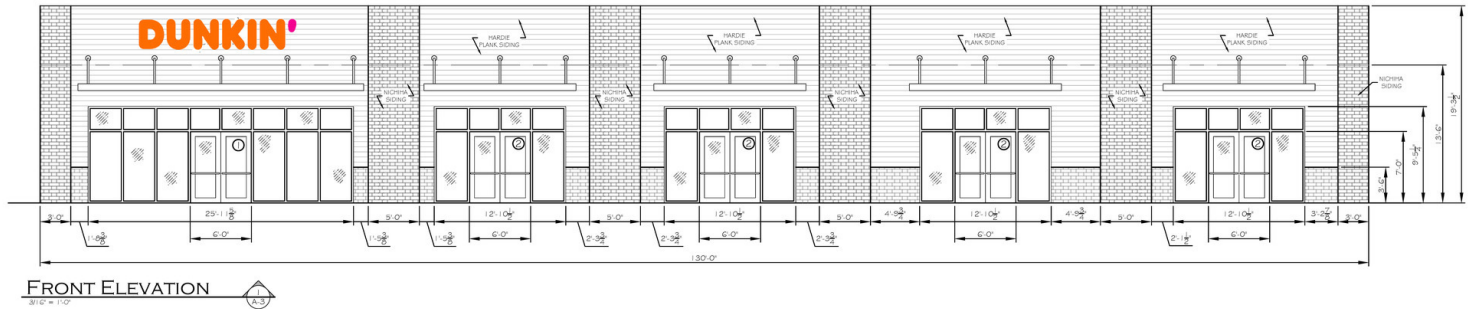


1 PROPERTY INFORMATION

Little Neck Road & I-16
Bloomington, GA 31302



Property Summary



OFFERING SUMMARY

Lease Rate:	\$40.00 SF/yr (NNN)
Estimated CAM:	\$8.00 SF/yr
Available SF:	1,200 - 5,700 SF
Lot Size:	1.527 Acres
Year Built:	2027
Zoning:	C-2/PDOD
Market:	Bloomington
Submarket:	New Hampstead
APN:	81039 01034

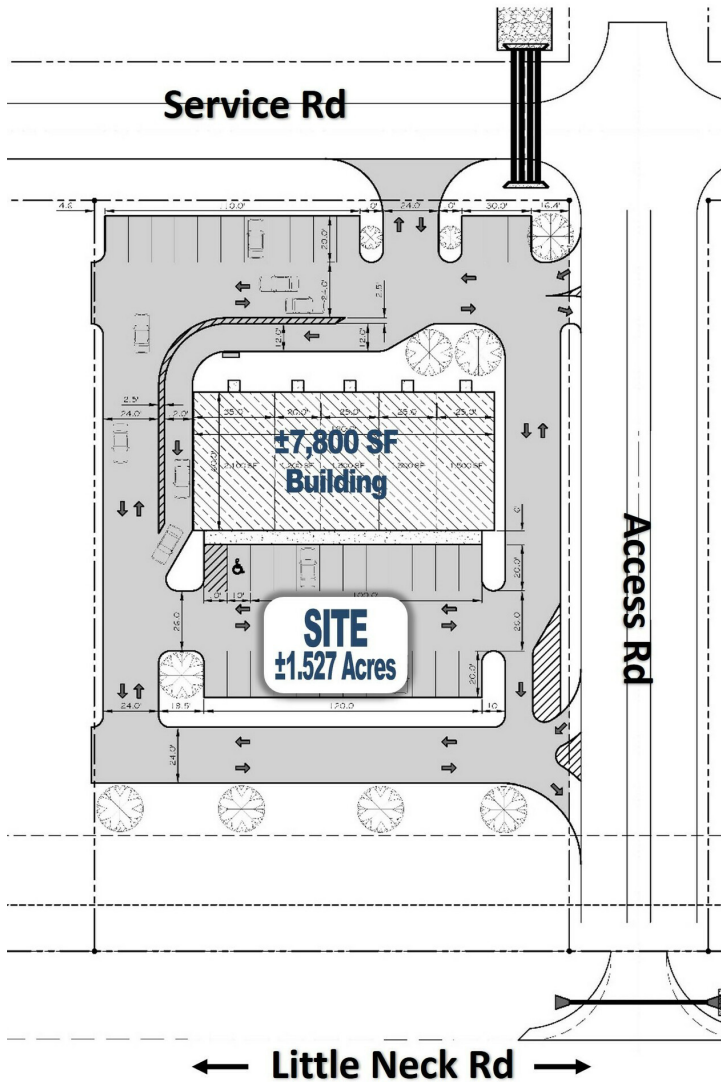
PROPERTY OVERVIEW

SVN is pleased to present space for lease at Little Neck Plaza, a new free-standing retail building at New Hampstead. Anchored by Dunkin', the building will total $\pm 7,800$ square feet, offering suites ranging from $\pm 1,200$ SF (20'W x 60'D) to $\pm 1,500$ SF (25'W x 60'D), with the ability to combine for a maximum contiguous $\pm 5,700$ SF (95'W x 60'D). The estimated project completion is anticipated in the 1st Quarter of 2027. Space will be delivered in cold dark shell condition, which will provide tenants with maximum flexibility to customize their interior buildouts. Situated within the C-2/PDOD zoning district of the City of Bloomington, the property accommodates a wide range of retail, restaurant, and service uses. This location benefits from strong visibility, growing residential density in the New Hampstead corridor, and convenient access to major regional thoroughfares serving the Savannah metropolitan area.

LOCATION OVERVIEW

Located in Bloomington, GA, within the rapidly growing Savannah MSA, the property is strategically positioned at the SE quadrant of Little Neck Road and I-16 at Exit 152. It is just 3 miles west of the I-16/Pooler Parkway interchange, 5 miles from I-95, and 12.5 miles from Historic Downtown Savannah. Its prime location places it adjacent to the New Hampstead Planned Unit Development (PUD), which is a 4,500-acre master-planned community projected to include over 10,000 homes at build-out. This emerging corridor is poised to become the epicenter of Savannah's next decade of residential and commercial growth, offering unmatched visibility, accessibility, and long-term market stability for retailers and service operators alike.

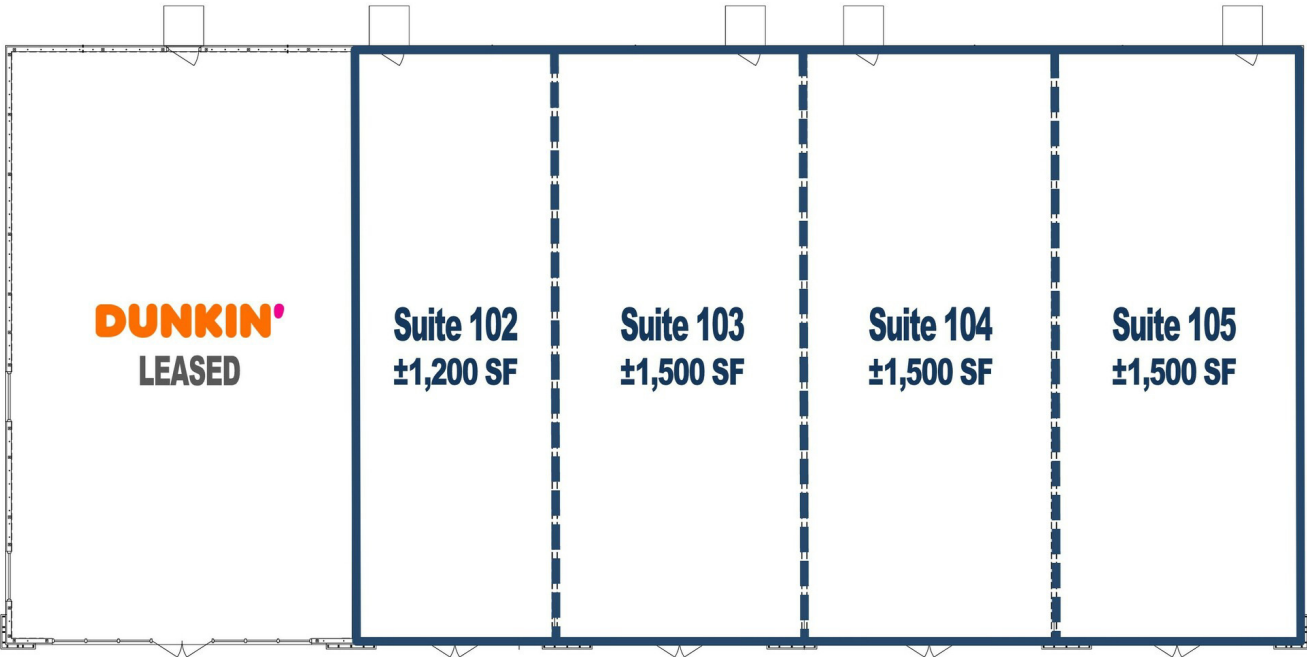
Property Highlights



PROPERTY HIGHLIGHTS

- Little Neck Plaza | Retail Space for Lease | Free-Standing Building at New Hampstead
- Suites Available: $\pm 1,200$ SF to $\pm 5,700$ Contiguous SF | Anchored by Dunkin'
- Project Completion 1Q 2027 | Delivered as Cold Dark Shell
- C-2/PDOD Zoning District in City of Bloomingdale | Wide Range of Retail Uses
- Located at I-16 at Exit 152 | Adjacent to New Hampstead PUD
- 3 Miles to Pooler Parkway | 5 Miles to I-95 | 12.5 Miles to Downtown

Available Spaces



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 - 5,700 SF	Lease Rate:	\$40.00 SF/yr

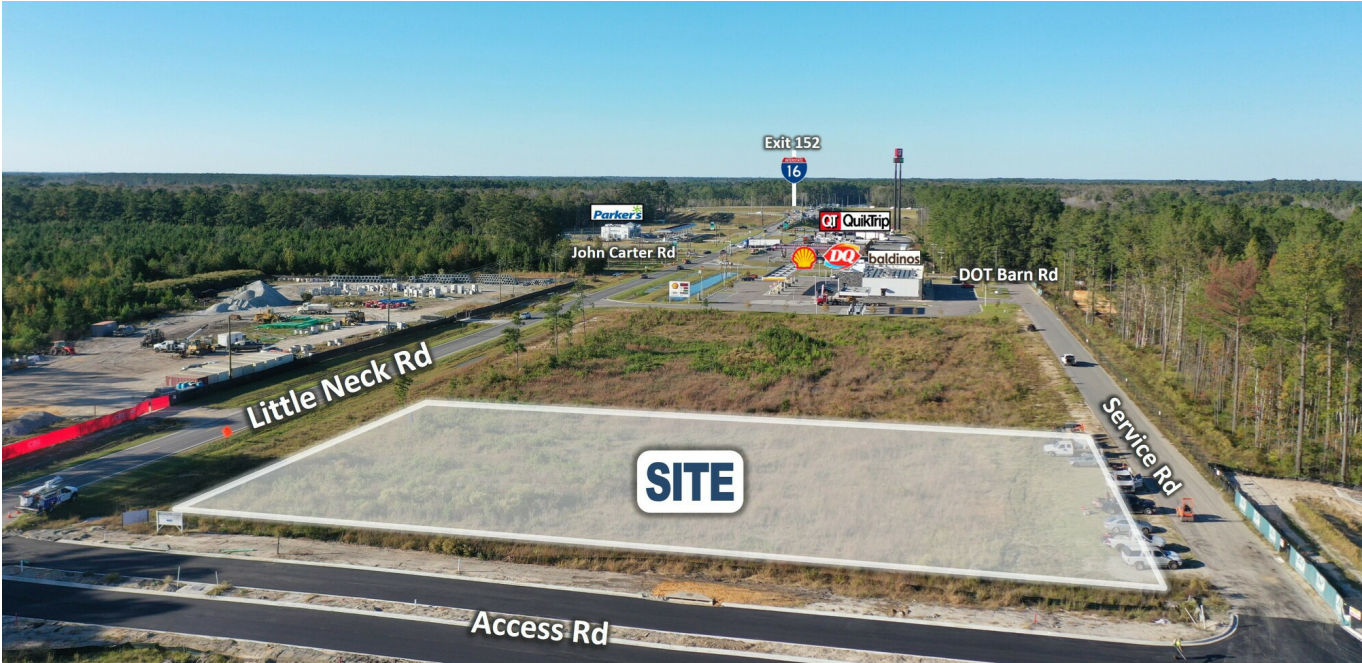
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101	Dunkin'	2,100 SF	NNN	Undisclosed	Leased.
Suite 102	Available	1,200 - 5,700 SF	NNN	\$40.00 SF/yr	Space will be delivered in cold dark shell condition. Estimated CAM: \$8.00 PSF.
Suite 103	Available	1,500 - 5,700 SF	NNN	\$40.00 SF/yr	Space will be delivered in cold dark shell condition. Estimated CAM: \$8.00 PSF.
Suite 104	Available	1,500 - 5,700 SF	NNN	\$40.00 SF/yr	Space will be delivered in cold dark shell condition. Estimated CAM: \$8.00 PSF.
Suite 105	Available	1,500 - 5,700 SF	NNN	\$40.00 SF/yr	Space will be delivered in cold dark shell condition. Estimated CAM: \$8.00 PSF.

Aerial | Site



North & South Views

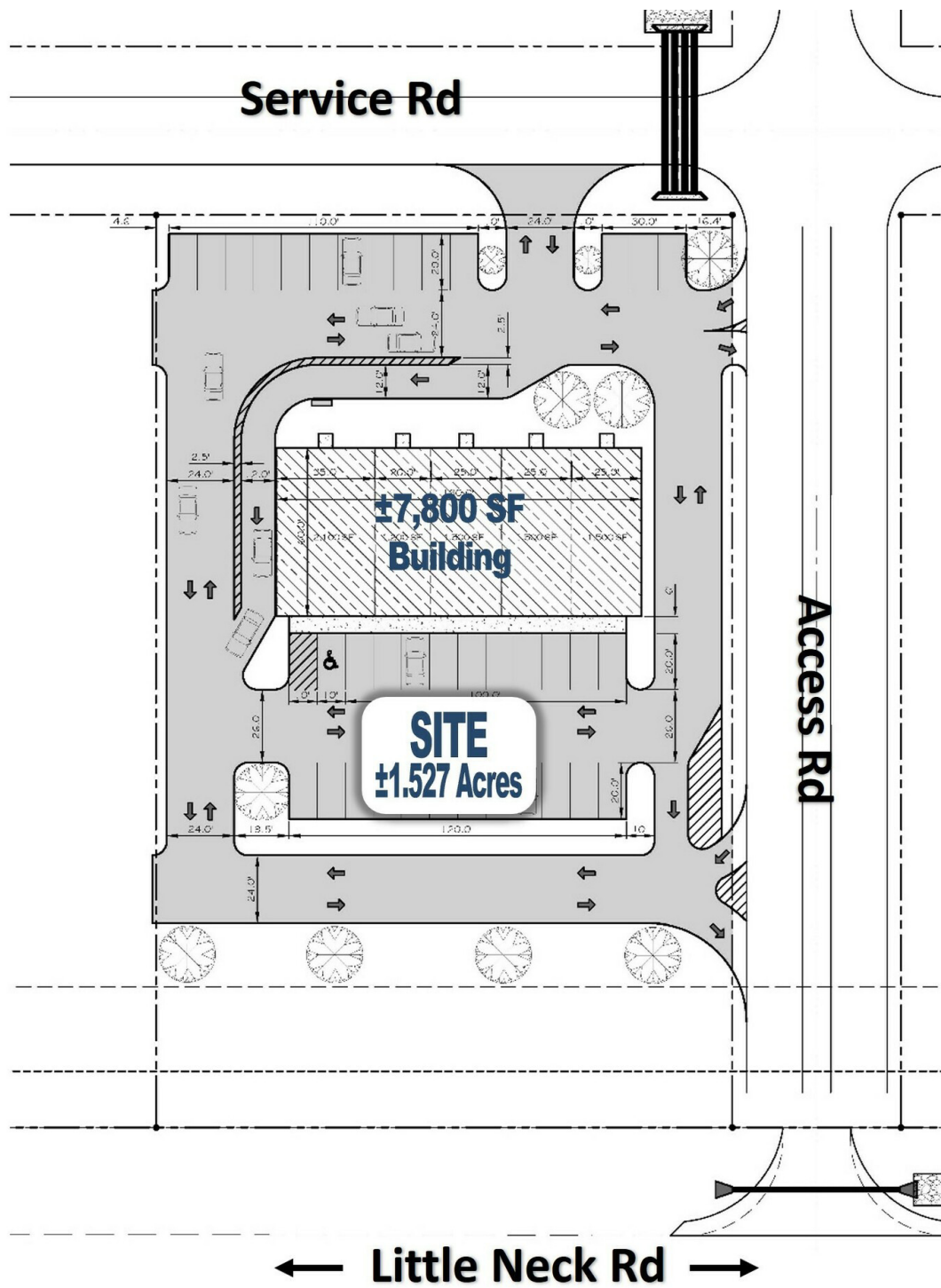


North View

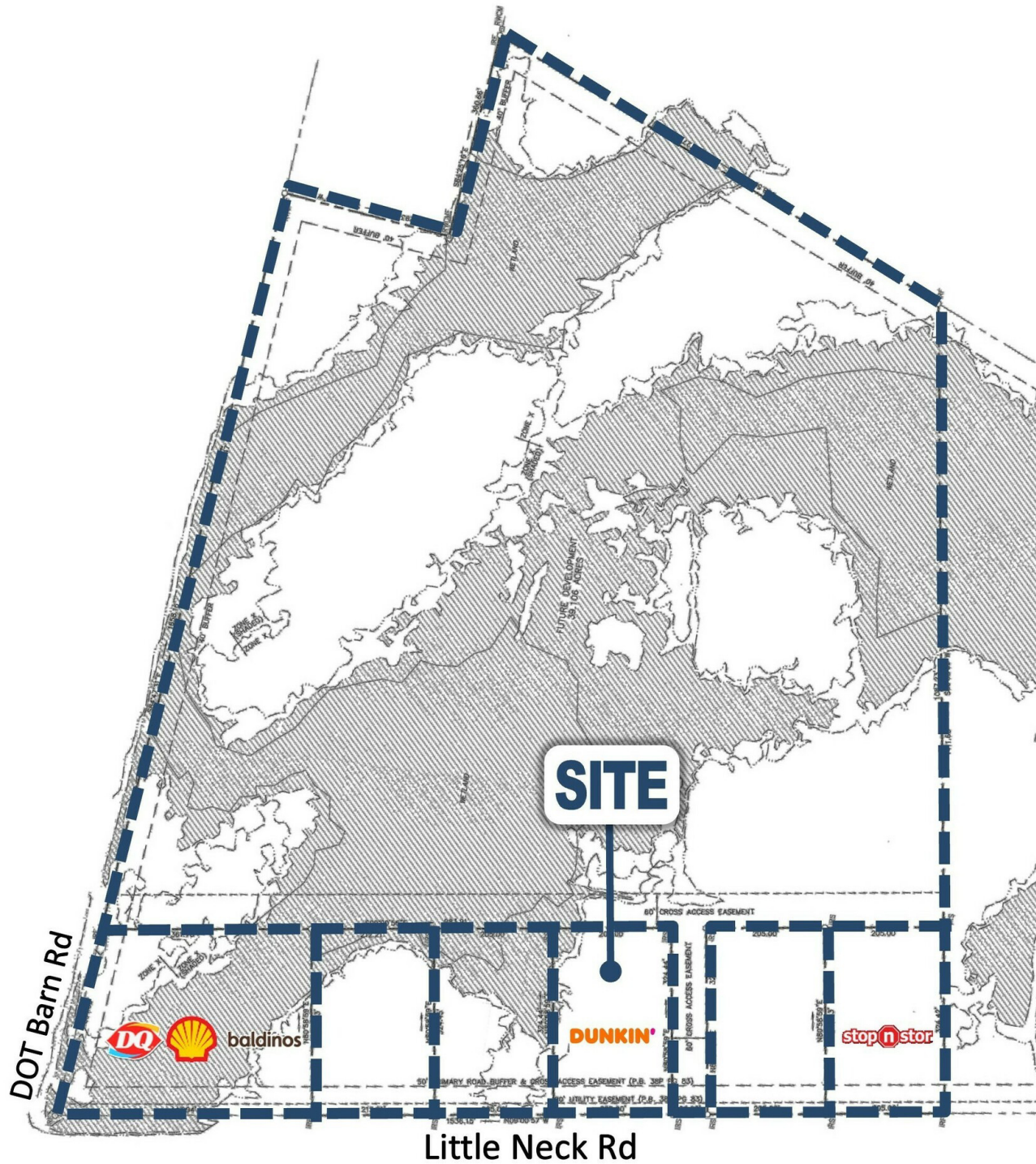


Add text here...

Site Plan



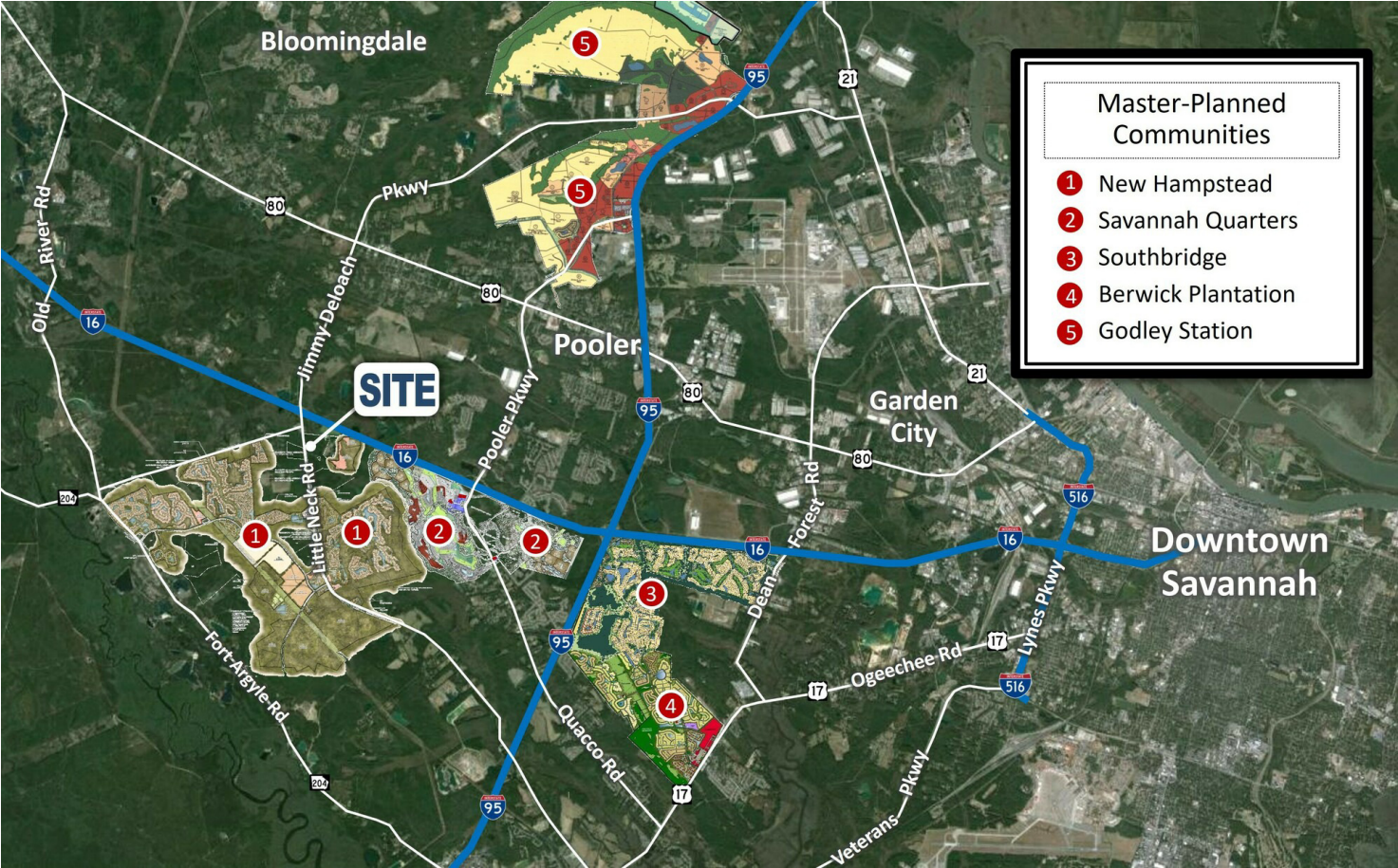
Property Plat - D1



Aerial | New Hampstead



Aerial | Master-Planned Communities

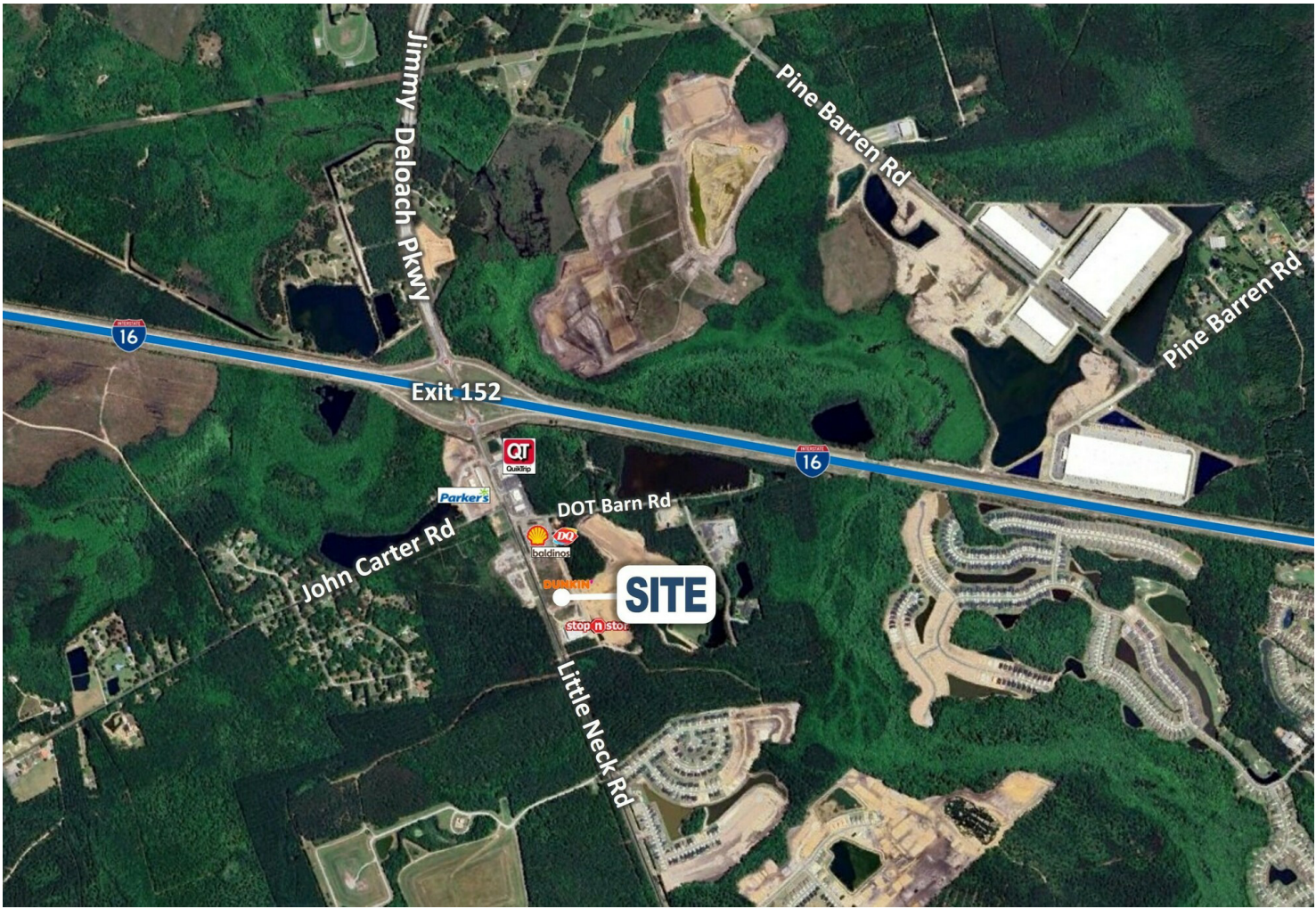


**SITE**

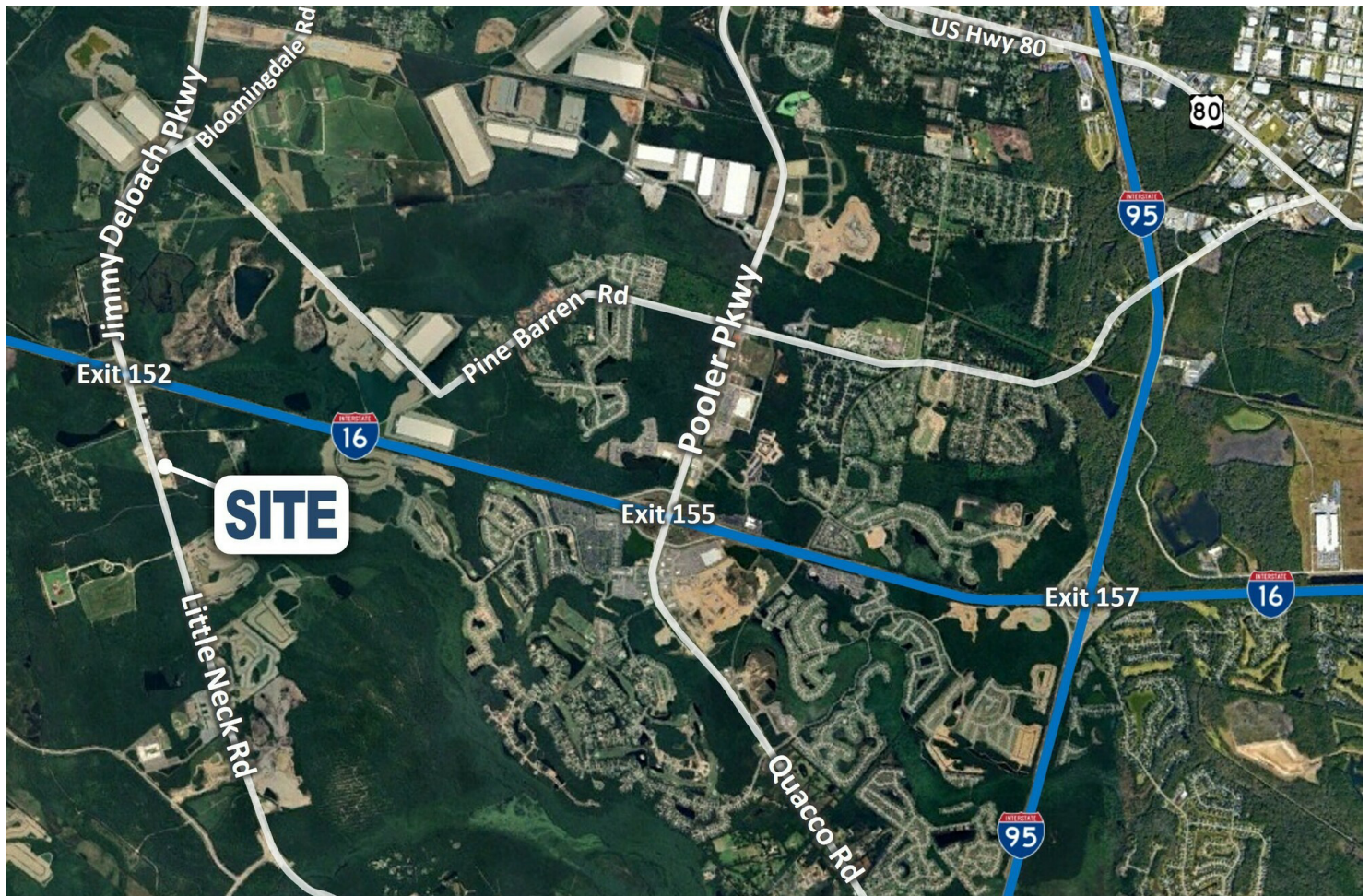
2 LOCATION INFORMATION

Little Neck Road & I-16
Bloomingdale, GA 31302

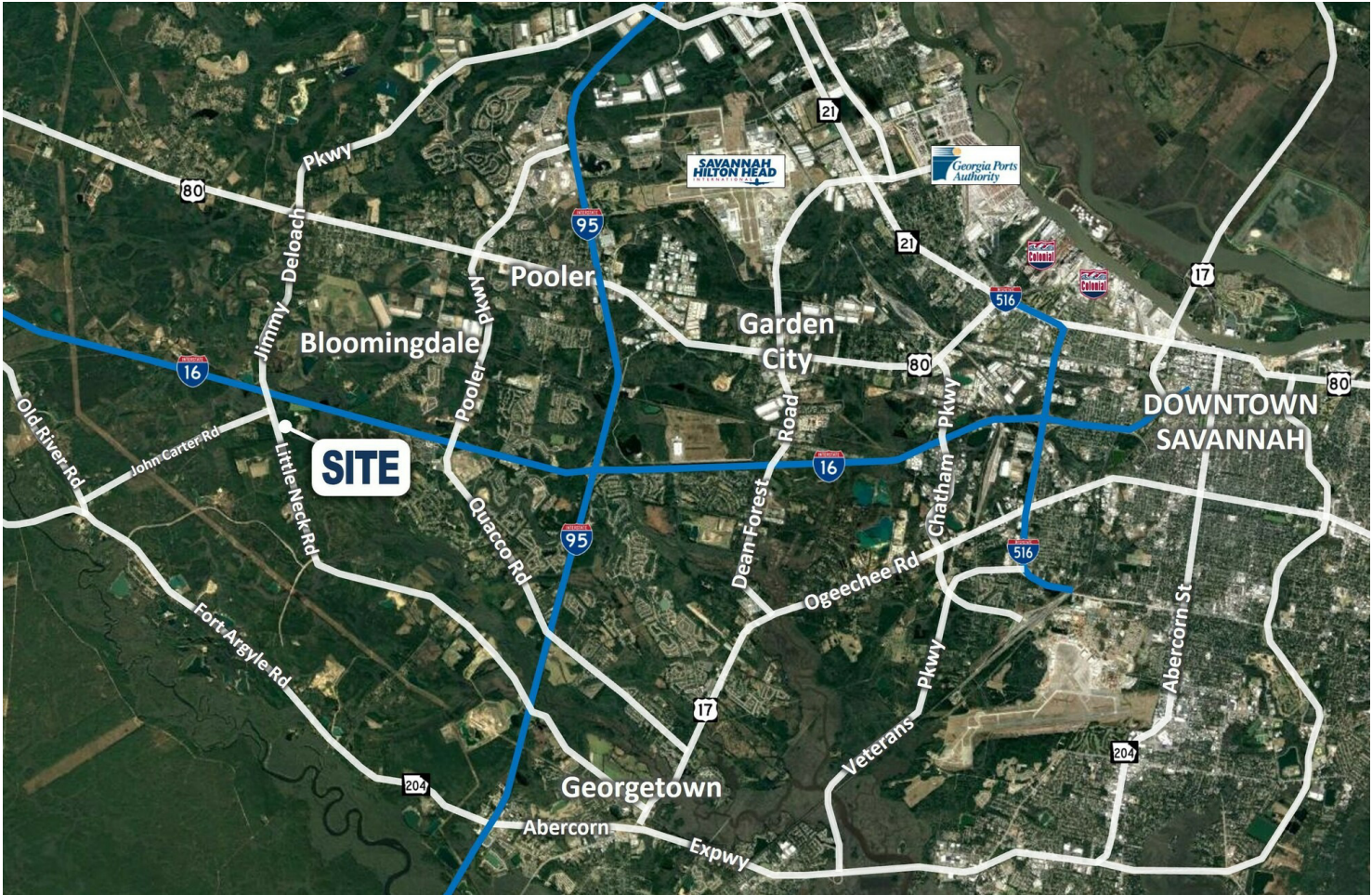
Aerial | I-16



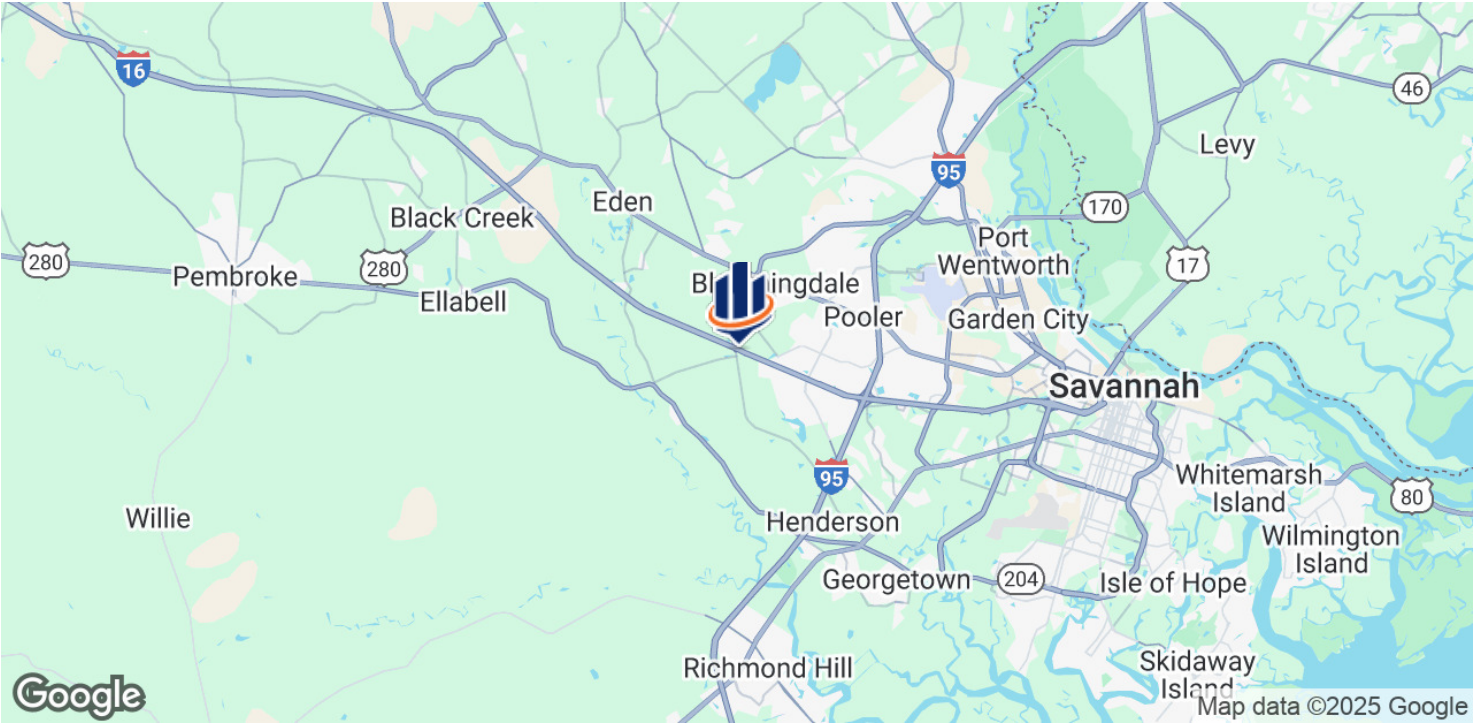
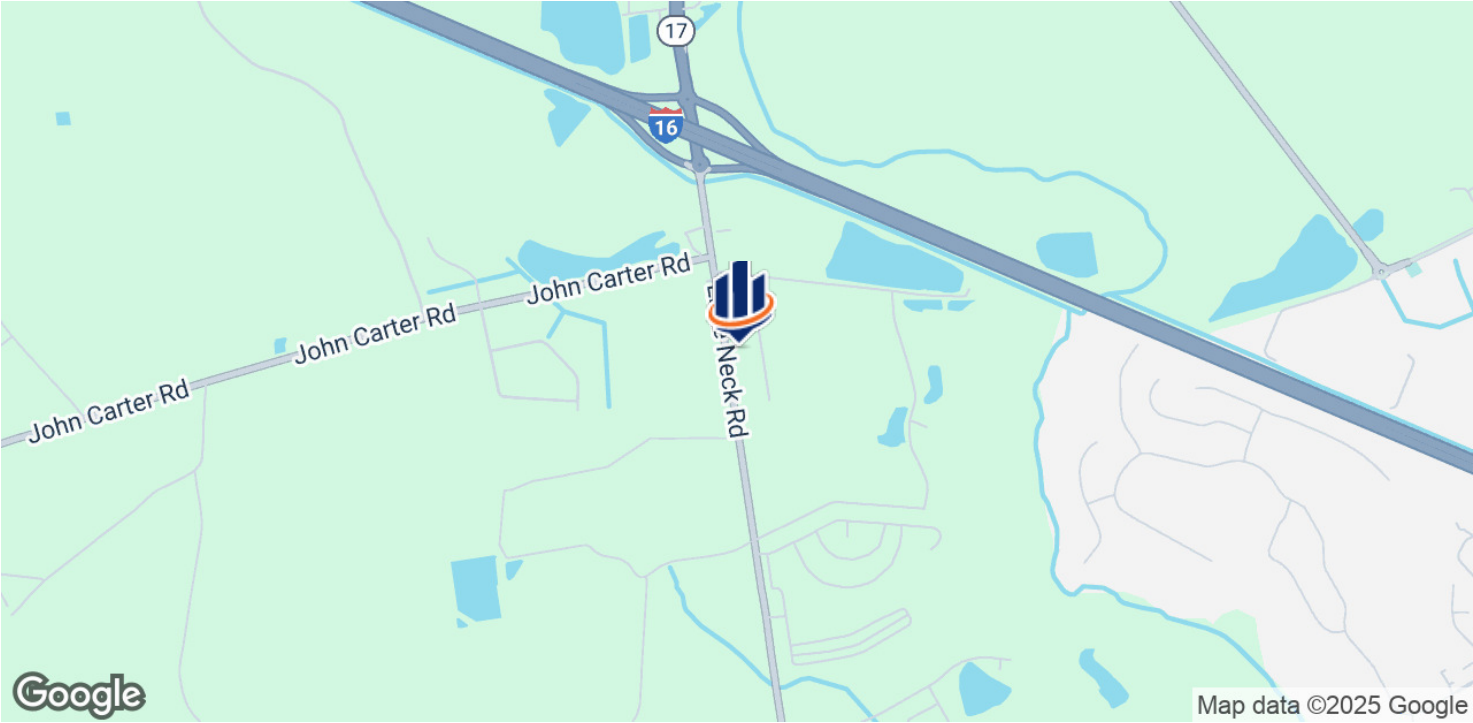
Aerial | I-16 & I-95



Aerial | Savannah MSA



Locational Maps





Exit
152



SITE

John Carter Rd

Little Neck Rd

Highgate Blvd

3

DEMOGRAPHICS

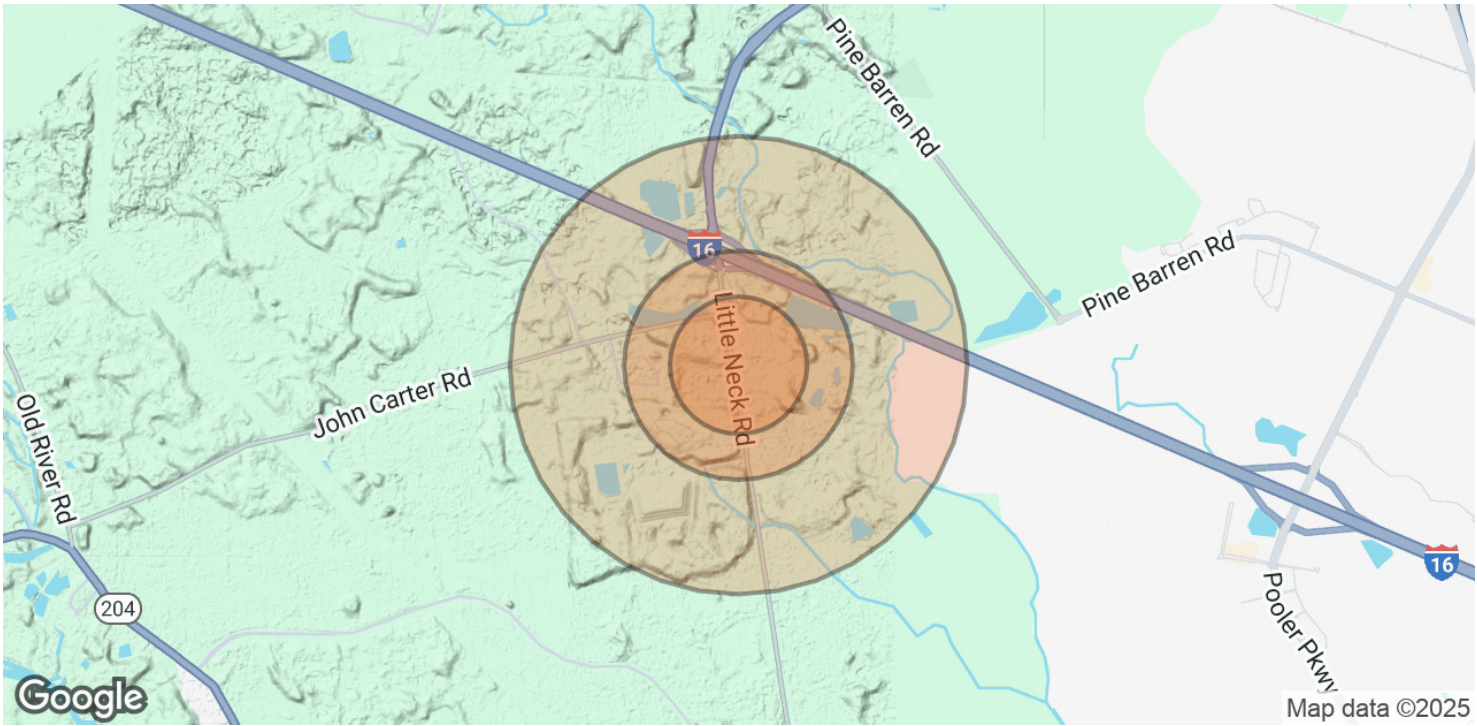
Little Neck Road & I-16
Bloomington, GA 31302

New Hampstead Pkwy

Little Neck Rd

204

Demographics Map & Report



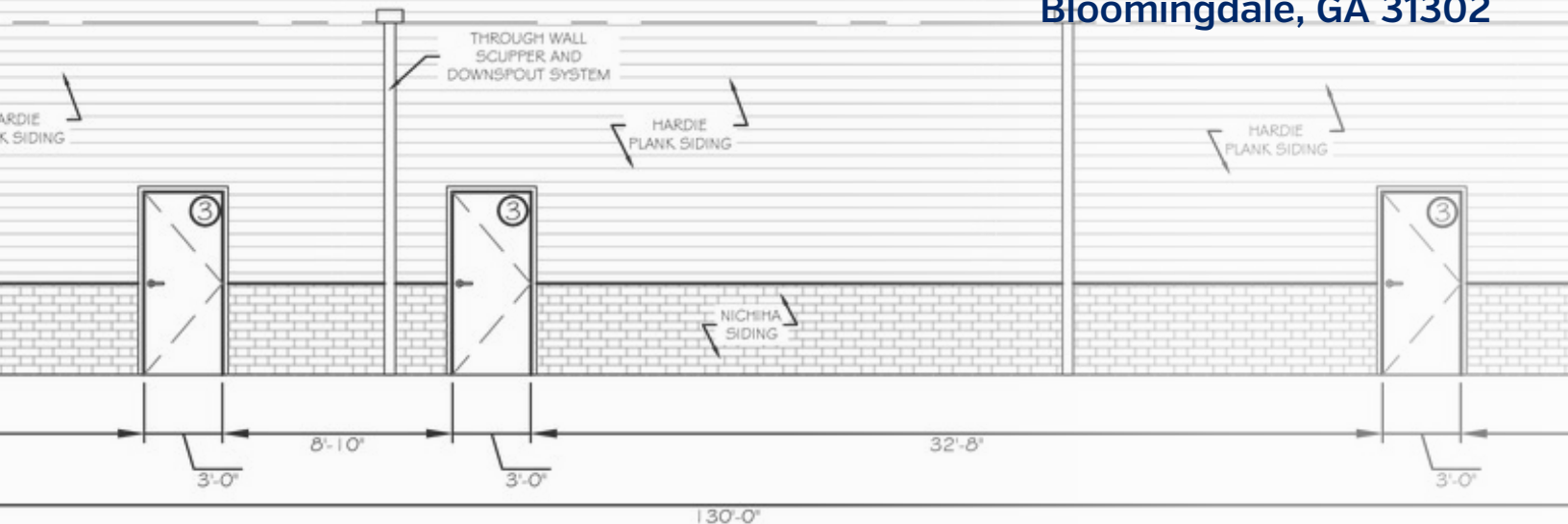
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	19	113	355
Average Age	44	44	43
Average Age (Male)	44	44	43
Average Age (Female)	44	44	44
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	7	41	136
# of Persons per HH	2.7	2.8	2.6
Average HH Income	\$106,057	\$105,968	\$111,603
Average House Value	\$339,588	\$340,298	\$390,149

Demographics data derived from AlphaMap

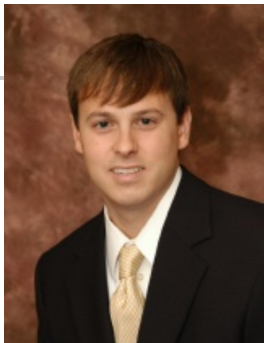


4 ADVISOR BIO & CONTACT

Little Neck Road & I-16
Bloomington, GA 31302



Advisor Bio & Contact



ADAM BRYANT, CCIM, SIOR

Partner

adam.bryant@svn.com

Cell: 912.667.2740

GA #279255 // SC #88499

PROFESSIONAL BACKGROUND

Adam Bryant, CCIM, SIOR is a Partner with SVN | GASC, focusing on the sale and leasing of land, office, retail, and investment properties in Savannah, Georgia, and surrounding areas.

Bryant holds a Master of Business Administration and a Bachelor of Business Administration from Georgia Southern University. He has also completed the Certified Commercial Investment Member [CCIM] designation by the CCIM Institute as well as the SIOR designation from the Society of Office and Industrial Realtors. The CCIM designation is given to commercial real estate professionals upon successful completion of a graduate-level education curriculum and presentation of a portfolio of qualifying industry experience.

Since joining SVN | GASC in 2006, Bryant has completed over \$350 million in transaction volume and has been recognized for his sales performance at SVN, ranking in the top 5 producers nationwide out of more than 2,000 Advisors on multiple occasions.

Bryant has also served as President for the Savannah / Hilton Head Realtors Commercial Alliance [RCA] Board.

EDUCATION

- Master of Business Administration [MBA] - Georgia Southern University
- Bachelor of Business Administration [BBA] - Georgia Southern University

MEMBERSHIPS

- Certified Commercial Investment Member [CCIM]
- Society of Industrial and Office Realtors [SIOR]

SVN | GASC
svnsavhh.com